

# Andover Town Yard: Smart Growth Zoning Overlay – c.40R



*Presented by:*

**The Cecil Group**

**October 28, 2009**



# Agenda

- Review 40R and the Town Process
- Review Site and Previous Design Concepts
- Precedents for TOD and Mixed-Use
- Questions and Discussion
- Next Steps



# ■ ■ ■ | Chap. 40R and the Town Process

- 40R: A Housing Incentive Program
  - Scaled reimbursement from state for rezoning that provides for housing units above existing allowances
  - Reimbursement for each subsequent building permit
  - Permit as-of-right development, with design guidelines

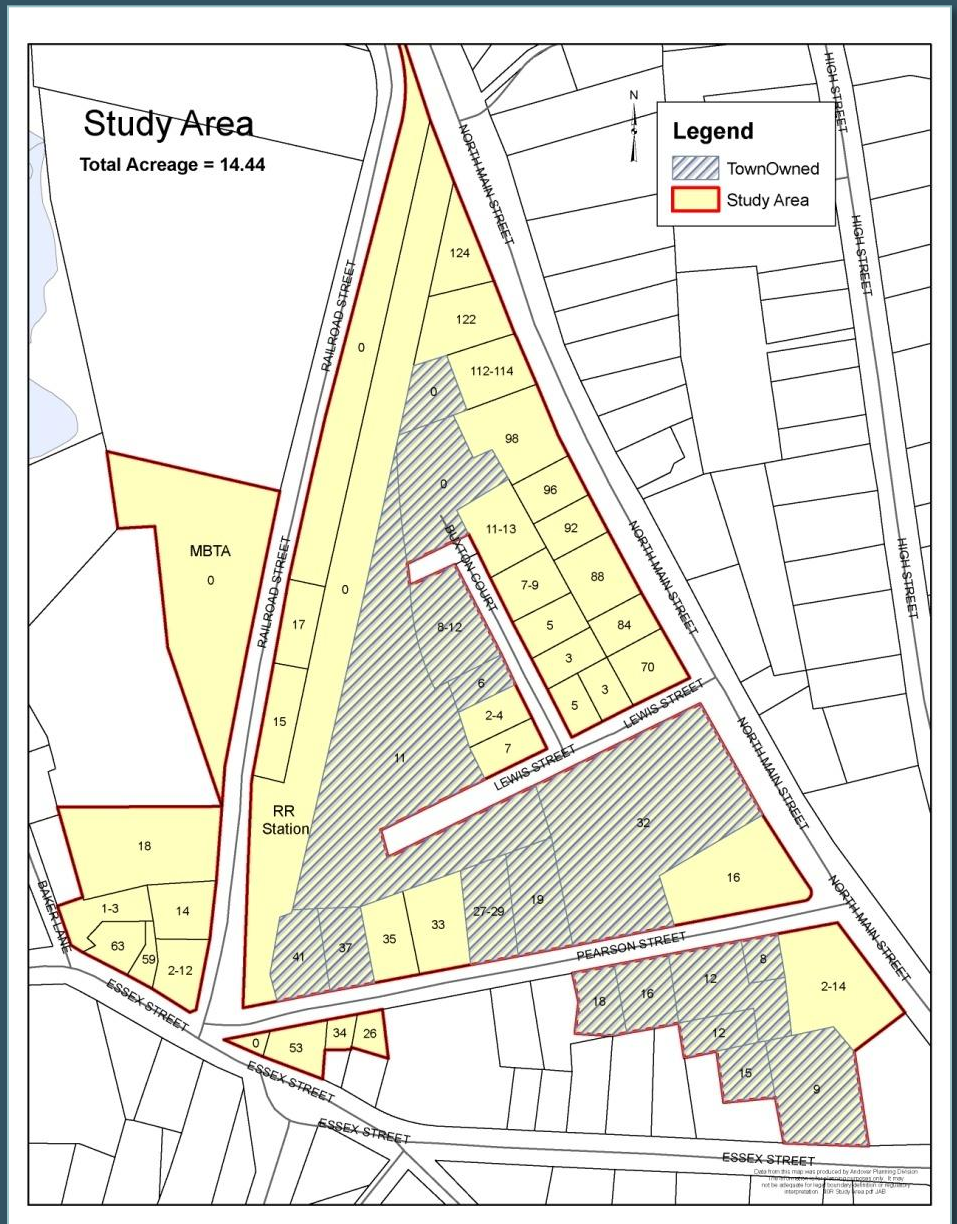
# ■ ■ ■ | Chap. 40R and the Town Process

- Town Meeting action to proceed on Town Yard rezoning
- Hiring of team to advance 40R rezoning
- Rezoning Process:
  - Establish district parameters
  - Draft zoning and guidelines
  - Obtain DHCD approval
  - Act at Town Meeting





# Site Analysis



# Setting the Boundaries

- Areas:

- Town Yard = 3.34 ac
- Private land in block = 2.34 ac
- MBTA lot = 1.18 ac

- Current Zoning:

- Mixed Use
- Single Family
- General Business

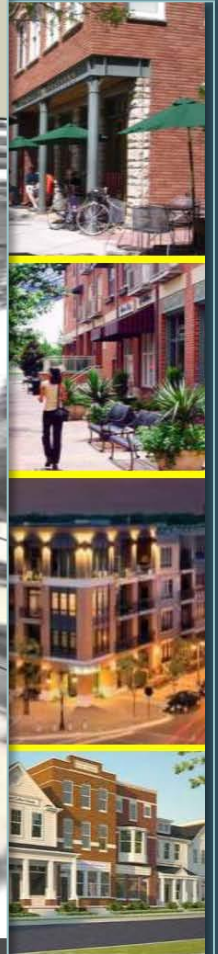




# Previous Site Analysis



Option 1 – View from MBTA Station



# Previous Site Analysis

## ■ Previous Option Concepts:

### ■ Town Yard

- *At density of 40 units/ac* = 135 units
- *Commercial* 13,500 sf
- *Parking* 470 spaces

### ■ With Private land

- *At density of 29 units/ac* = 167 units
- *Commercial* 122,000 sf
- *Parking* 825 spaces



# Precedents: TOD



# ■■■ | Precedents: TOD



**Andover Town Yard 40R Rezoning**  
The Cecil Group - Blatman, Bobrowski & Mead, LLC



# Precedents: Destination





# Precedents: Building Style



**Andover Town Yard 40R Rezoning**  
The Cecil Group - Blatman, Bobrowski & Mead, LLC



# Precedents: Building Character



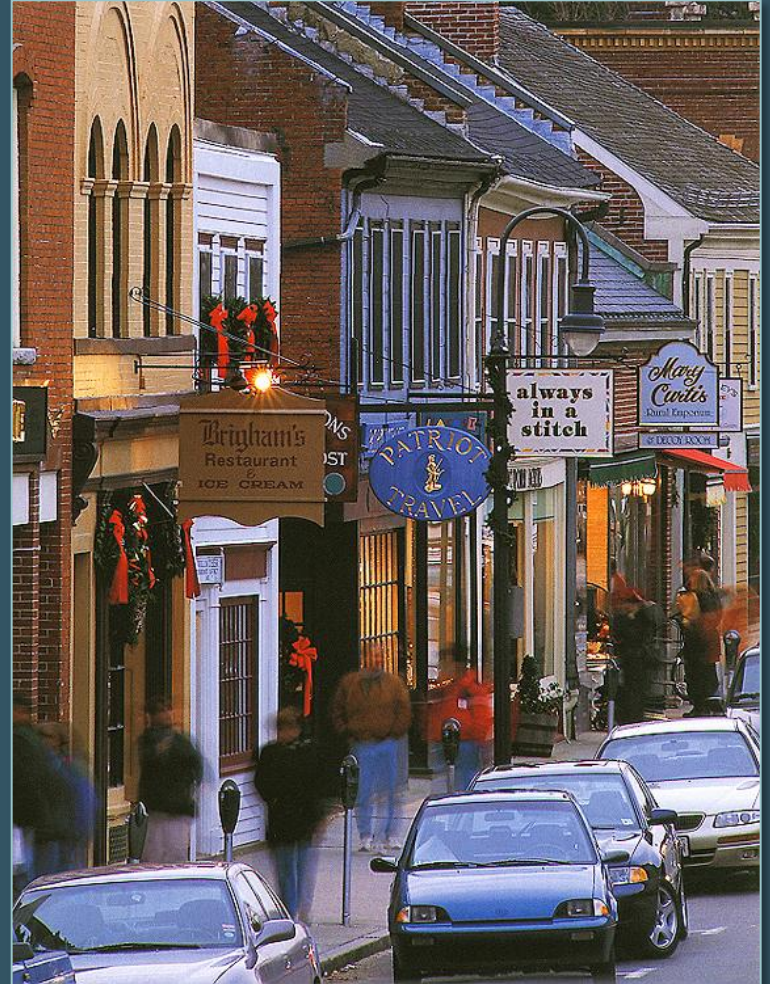
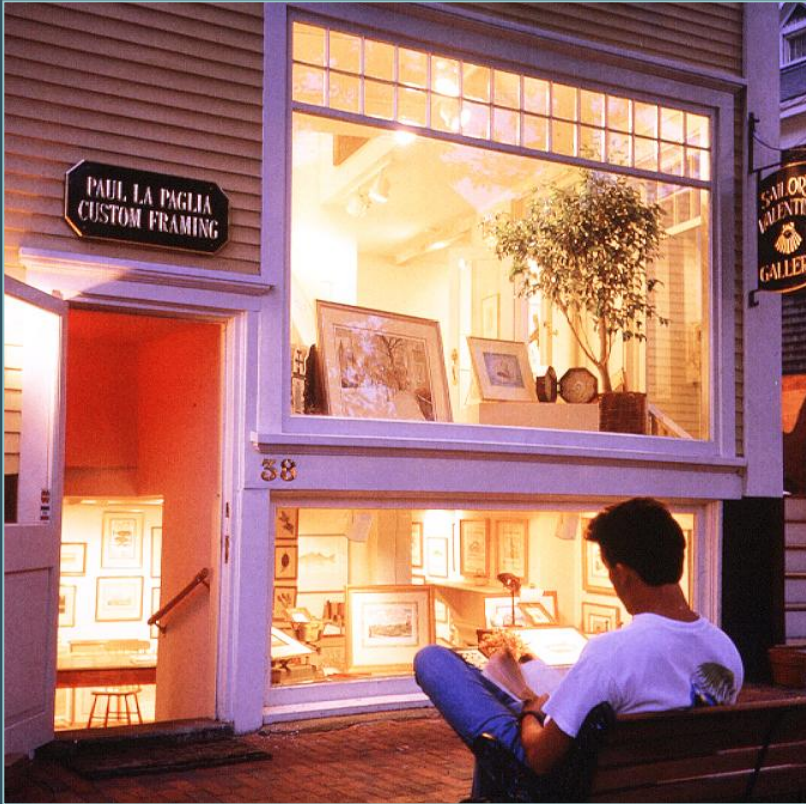
# Housing



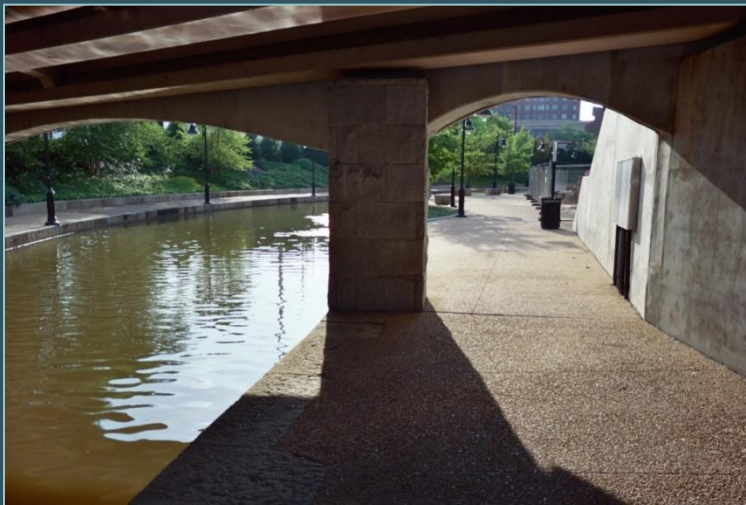
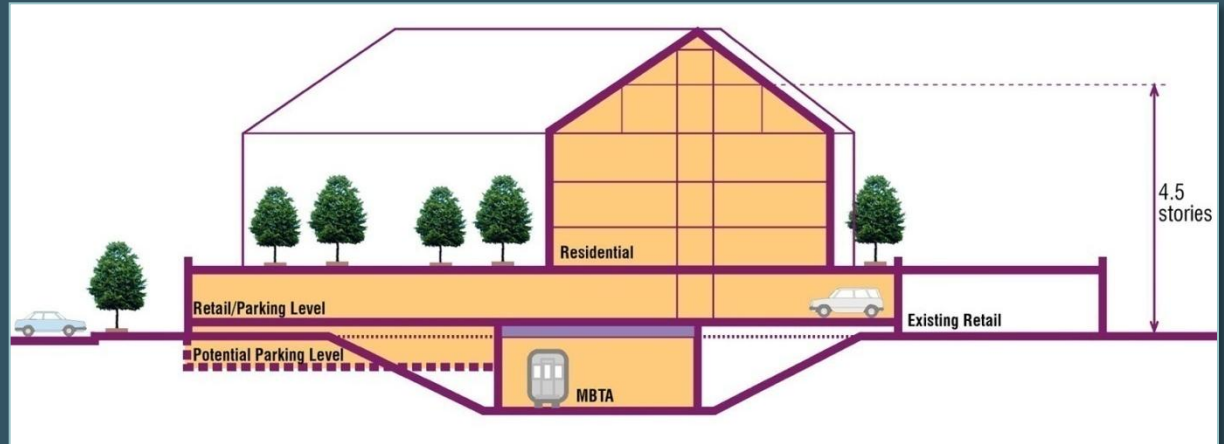
**Andover Town Yard 40R Rezoning**  
**The Cecil Group - Blatman, Bobrowski & Mead, LLC**



# Precedents



# Precedents: Unique Character





# ■■■ | Precedents: Open Space







# Questions

- How do you define Transit Oriented Development?
- How would you describe the Town Yard block?
- In what ways should the block be linked to the areas around it?
- What other areas should be considered for 40R rezoning?
- What mix of uses should be encouraged?
- What kind(s) of housing are needed?



# Questions

- What kinds of retail and commercial space are desired?
- What are the key traffic and circulation issues?
- What are the needs for green space, where should it be located, and what how should it be linked?
- What height of buildings should be allowed and where?
- Where should the parking for the MBTA train station be located?



## Next Steps

### Dates:

- Draft Concepts: November 17
- Draft Regulations and Guidelines: December 9
- State [DHCD] Approval: up to 90 days after submission of plan
- Town Meeting: Spring 2010





# Answers

For 40R program, zoning, and guidelines -  
Housing and Economic Development  
<http://www.mass.gov>

For project comments and questions:  
[buckland@cecilgroup.com](mailto:buckland@cecilgroup.com)  
[pmaterazzo@andoverma.gov](mailto:pmaterazzo@andoverma.gov)  
[www.andoverma.gov/planning](http://www.andoverma.gov/planning)

Project website:  
<http://andoverma.gov/planning/townyard/>